



**Development Services Department**  
City of Frisco, Texas

## Memorandum

**To:** Honorable Mayor Maso and Members of the Frisco City Council

**Cc:** George A. Purefoy, City Manager  
John Lettelleir, AICP, Director of Development Services

**From:** Scott Ingalls, AICP, Development Coordinator

**Date:** 12/02/2009

**Agenda Caption:** Public Hearing: Request to amend Ordinance No. 05-07-53  
pertaining to Roadway Impact Fees for Day Care Centers.

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**Action Requested:** That the City Council hold the public hearing.

**Background Information:** A request has been made that the City review the Roadway Impact Fees that are assessed to Day Care Centers. It is felt that the fees are not representative of the amount of traffic that is generated by Day Care Centers and have been set at a level greater than their impact upon the City's roadways. Day Care Centers that locate in retail/office developments are typically paying higher fees than the other businesses within the development.

Staff has discussed this request with the consulting firm that prepared the City's Impact Fee Ordinance and they indicated that this issue has come up in other cities in the Metroplex. The consultant and staff worked to determine a fee that is more representative of the actual impact that day cares create on the roadway system. The fee has been recalculated based upon the average building area as well as the lot size for day cares. Attached is a revised Exhibit A that indicates that the fee will be reduced to \$1,722 per 1,000 square feet of building area. This fee would be applied city wide and not based upon the quadrant location of the day care.

For example, Castle Montessori on Legendary Drive is a recently approved child day care with a building area of 17,600 square feet. Under the existing Ordinance the Roadway Impact Fee for this use would be \$158,178. With the proposed amendment the Roadway Impact Fee would be \$30,307.

No other fees are being modified at this time nor are the land use assumptions or the City's Capital Improvement Plan.

**Board Review/Citizen Input:** The Planning & Zoning Commission serves as the required Advisory Committee. The purpose of the Advisory Committee is to hold a public meeting on proposed amendments and make a recommendation to the City Council. The Advisory Committee met on December 8, 2009 and voted 7-0 to recommend approval of the amendment.

**Alternatives:** The City Council may:

- Approve the amendment request;
- Deny the amendment request;
- Approve the amendment request with modifications; or
- Table for further review.

**Financial Considerations:** Not applicable.

**Legal Review:** Not applicable at this time.

**Supporting Documents:**

- Advisory Committee Outcome Memo dated December 9, 2009.
- Staff Report.
- Ordinance No. 05-07-53 with Exhibits.
- Proposed Exhibit A Roadway Impact Fees.

**Recommendation:** The Advisory Committee recommends establishing the Roadway Impact Fee at \$1,722 per 1,000 square feet of building area for Day Care Centers.